

Woodledge Village Community Association, Inc.  
Annual Membership Meeting  
July 3, 2021

Present were Jim Marsh, Kevin Kelly, Sue DeSanti, Tom Ryan, Richard Dioguardi, and Joe Burke.  
Absent was Kristi Lauersen.

We had a quorum to hold this meeting between the people present and the proxies.

Motion to accept the minutes from last month's meeting was made by Sue, and 2nd by Rich.

**Finance and Revenue: Sue** -The Dime bank balances as of June 30, 2021, Due & Care-\$ 41,549.08, Money Market-\$ 97,766.68- (current balance is \$ 50,941.08 \$ 46,825.60) is pre-paid dues, Special Assessment- \$18,649.44, Capital Improvement -\$16,019.74, Petty Cash - \$ 150.00 and Reserve Study Account - \$41,926.23.

The executive board received copies of the reconciliation statements. The board and members have copies of the Balance Sheet, Profit and Loss and the 2021/2022 Budget. There were two motions made by Sue and 2<sup>nd</sup> by Kevin to transfer \$10,000.00 into the Reserve Study Account and \$10,000.00 into the Money Market Account.

**Marie-** Explained that the balance in the Dues & Care account is to pay the bill for June that we did not receive or to pay for expenditures that were already approved from last year budget but not paid for yet.

The 2021 mailing for Dues and Care was done for 323 owners and we had 162 paid before July 1<sup>st</sup>. We have 566 parcels which consist of 140 Houses and 426 lots. From July 1, 2020 to June 30, 2021 there were 15 houses that changed ownership and 36 lots.

There are so far 21 people on a payment plan. A payment plan is supposed to be for anyone who is having a hardship. This way we help them out and we get paid.

What is done is the Dues & Care plus the Special Assessment are added together and divided by 10 and that becomes their monthly payment from July to April. If they miss a payment they are charged a \$50.00 late charge as per the agreement.

We have 11 accounts that are overdue for more than one year. Kevin made a motion to turn over the 11 accounts to the collection agency, Rich 2nd this motion.

We have 7 people in the collection agency and 2 paid.

There are 84 lots in Repository from both counties which will be lost revenue of \$ 12,306.00 Pike has 63 and Wayne has 21.

The 2021 tax sale properties will be posted in August.

**Correspondence** – Neil Mosher wanted the Board to know that the paving and pot hole job was very good this year.

Elliott Smith wanted the Board of Directors to know that he appreciates all the volunteering they do for the community.

**Roads: Jim/Kevin** –The paving was done and 35 pot holes filled. In the amount of \$ 28,701.54. The worst roads were the ones that were done .

**Building/Construction: Jim** – The one house is finished. In the future we will have 6 homes built as soon as wood goes down.

**Trees: Tom-** One tree permit was issued. With all the rain this spring the trees branches are growing over the roads and driveways.

Tom said you have his permission to cut them.

**Clubhouse: Sue**-Clubhouse will be opened for rentals.

**Hospitality: - Sue** Welcome baskets are just running out of here. Today is our annual picnic and our Tricky Tray.

**Pool: Kevin** –Thank you Kevin, Joe, Bill and Larry for the repair work on the baby pool. They saved us almost \$20,000.00 by doing the work themselves.

The timers for the filters were purchased. They will be installed when delivered.

Next year we have to replace the wall in the big pool at the cost of around \$ 6,000.00 Kevin made a motion and Jim 2<sup>nd</sup> that motion.

Kevin made a motion to have Eastern Propane take back the tanks. Jim 2<sup>nd</sup> that motion. Marie will take care of that.

**Lake/Dam/Marina: Joe/Tom**- Thank you Joe and Tom for cleaning up the Boats. Boats will be numbered as needed. If your boat was not registered with a painted number it is in the woods behind the marina. The stickers are not a current registration. All boats need to be registered whether they are kept here or not, if you do not want a number painted on your boat, you can purchase a number and still register it with us. This is to keep outsiders off our Lake.

The Lilly pads will be treated next week and the dam vegetation.

The dock needs to be put in. Floation device need to be purchased. Joe made a motion and Kevin 2<sup>nd</sup> the motion to purchase the floation device for the two docks.

**Maintenance- Kevin** – Volunteers are needed. We have a list of things to be done. We also have the supplies.

**Unfinished Business:** Working on a tree for the Hills in honor of our past president Al Masi.

The house on 30 Tamarack was sold. The Township was involved and issued a stop work order. All is straighten out and work will continue.

**Election of Board of Directors** There was 3 positions and 3 people running.

**The Board will go into Executive session** to appoint the new executive board, committee people and check signers for the 2021-2022 year.

Meeting was called back to order.

The 2021-2022 Executive Board of Directors are **President - Jim Marsh, Vice President – Kevin Kelly, Secretary – Joe Burke and Treasurer- Sue DeSanti.**

**Tom made a motion for the four executive boards to be the check signers and Rich seconded this motion**

The committees are as follows:

**Finances – Sue De Santi**

**Roads – Kevin**

**Building/Construction- Rich**

**Lake/Dam/Marina- Joe/Tom**

**Trees- Tom/Rich**

**Clubhouse- Sue/Kristi**

**Hospitality – Sue/Kristi**

**Pool – Kevin/Joe**

**Maintenance – Kevin /Joe**

**Jim as president will be on all committees. If anyone would like to volunteer to help out on a committee just contact the office.**

### **New Business:**

Mary Peck sent us an email; she would like to entertain at Woodledge. We do not have any functions where we could use her service.

Kevin made a motion to purchase a few fans for the clubhouse. Sue 2<sup>nd</sup> this motion.

A motion was made by Rich and 2<sup>nd</sup> by Kevin to purchase the LED light.

The gutters on the front of the clubhouse need to be replaced because the water is going into the crawl space in the basement. Joe made the motion and Sue 2<sup>nd</sup> this motion to replace the gutters.

### **Membership**

The membership is to approve the following: the 2021/2022 budget road special assessment and the number of board members.

A motion was made by Tom R to accept the 2021/2022 Budget. Nikki C 2<sup>nd</sup> that motion

The Road Special Assessment is to make the road loan payments, paving/pot holes, maintain the roads and paying for snowplowing.

A motion was made by Bob T to approve the Road Special Assessment for the 2021/2022 year. Tom R 2<sup>nd</sup> this motion.

A motion was made by Nikki C have the 7 Board members. And Mike S seconded this motion.

After a discussion Jim made a motion to appoint the Thaler law firm for the Community attorney and Kevin 2<sup>nd</sup> this motion.

A letter will be sent to Attorney Magnotta thanking him for his years of service to the community.

### **Public Comment:**

Tom R discussed the 2 options for the lake. Option 1 was a machine for \$ 14,500.00 and option 2 was the mats for \$ 400.00 per mat.

This is to help the Lilly pads and the flow of the lake. This would be chemical free Tom stated.

He continued with if we eliminate Ecological for 2 year we will have the money to purchase the machine.

We will get back to him regarding option 2 the mats once Joe checks this out with DEP, to see if this is allowed.

Bob T offered to pay for one and Tom R offered to make a donation towards one mat.

Tom R wanted the new attorney to review the rules to see if there is a way to add an assessment for the Lake, Pool and whatever.

Ken Connors asked if there was a way he could put a dock in with no house on the property. He was told no according to the Covenants

Mike G asked about the dock. He was informed that it was just welded and need floatation's to be purchased before it goes in the water.

Steve J wanted to know why we cannot raise dues. He was told we need 66 3/4 percent of the Community which we will never get.

A request for a yard sale was discussed. Jim made a motion to see if anyone else wanted to have it and Rich seconded this motion.

Tom R stated that there is always a light on the back deck. He was told that was so people can find the clubhouse at night.

Bob T stated there are programs that might be able to help us with the lights. He was told that is only for residential not business.

Made a motion to adjourn by Tom and seconded by Sue

